



Delegated Officer Report

Decision Maker: Cllr Arooj Shah, Cabinet Member for Neighbourhood Services
Helen Lockwood, Deputy Chief Executive, People & Place.

Date of Decision: 29 January 2019

Subject: Award of a Business Improvement Grant in Shaw district centre

Report Author: Liz Kershaw, Principal Regeneration Officer

Ward (s): Shaw and Crompton

Reason for the decision: The purpose of the report is to seek approval to award a Business Improvement Grant in Shaw District Centre.

Summary: The Council recognises the important role that independent businesses play in sustaining the vibrancy and vitality of our high streets and has developed a Business Improvement Grant scheme for Shaw District Centre. Discretionary grants of 50% of the costs of improvements, up to a maximum of £8,000, are available.

This application is in relation to 1 Milnrow Road which is a former locksmiths and been vacant for the last 12 months.

The Gin Gin Bar Ltd is a new business which has taken the lease of 1 Milnrow Road. Planning permission has been granted for the change of use to a Gin Bar with ancillary office use (PA/341884/18).

The property is undergoing a complete renovation and the works will include changing the shop front, install quality roller shutters and add upmarket illuminated signage. Install toilets, both downstairs and upstairs. Re-level the flooring and install a quality durable flooring system. Install lighting, bar fixtures and fittings.

Structural work to the rear to open up the rear of the shop to install a wider toilet that can accommodate disabled access. Brick up the existing rear door. Improve the staircase and adjoining area to allow clear access, improve the appearance and allow emergency access. Install central heating and washing facilities both in the toilets and bar area. Upgrade the first floor into dual use facilities. Wine bar use at weekend and regular office use during the working week so that the applicant can operate his existing business (insurance assessment) from these premises.

The Gin bar will create at least 2 employment opportunities for the applicant's two daughters, and there may be more opportunities for other staff as the business evolves. With the dual office use upstairs, the applicant hopes to expand his existing business (insurance assessor) and employ additional staff. The additional office space in this premises, will provide him with the space he needs to expand this business. Currently, he is unable to do so, as he works from home.

The applicant is registered for Business Rates at the premises and is to date with payments.

The applicant has submitted quotes and based on the lowest quotes totalling £31,240.60, the business is seeking a grant of £8,000. The Shaw and Crompton Grant Advisory Panel support this application.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

1. Do nothing. If the Council chooses to adopt this approach then the Council's regeneration aspirations for Shaw District Centre would be delayed. There is potential that the appearance of these premises and Shaw District Centre could decline further.
2. Approve the award of the Business Improvement Grant. Business Improvement Grant applicants will enter into a contract with the Council, to ensure that works are being undertaken satisfactorily with claw back arrangements for non-compliance. Funding takes place once the contract is completed and the works completed to the satisfaction of the Council.

Consultation: including any conflict of interest declared by relevant Cabinet Member consulted.

A local grant review panel consisting of at least 3 of the ward members for Shaw and Crompton has been set up to review grant applications. The panel provides recommendations as to whether to approve, vary or reject the grant applications with the actual decision to award the grant being made by the relevant Cabinet member.

This application has been considered by at least 3 members of the Shaw Grant Review Panel by email sent on 8th January 2019, whereby they have recommended approval.

Recommendation(s): Approve a max award of £8,000 Business Improvement Grant to:

- The Gin Gin Bar Ltd in respect of 1 Milnrow Road, Shaw

Implications:

What are the financial implications?

The Shaw & Lees District Centres Business Support (Neighbourhood Developments) Project was awarded £200,000 for Business Improvement Grants in the districts of Shaw and Lees, with £100,000 earmarked for each district.

The table below details the full budget and allocations to date for Shaw District and shows the financial impact of the approval of the £8,000 award contained in this report. Consequently, there would be funds of £15,754 still to allocate.

	£
Total Business Improvement Grant – Shaw	100,000
Previous approved grant allocations	(76,006)
Marketing costs	(240)
Total remaining grant	23,754
Approval to allocate above recommendation	(8,000)
Revised grant allocated	(84,246)
Grant Remaining for Allocation	15,754

It should be noted that of the £76,006 previously allocated for Shaw, £72,307 has been drawn down by the successful applications, as the conditions of grant state that the recipient has up to 12 months to draw down the grant following the approved offer.

Marketing costs of £480 have been apportioned equally to both districts (£240 each) prior to any grants being awarded. All costs will be charged to capital code M0550, as both districts are funded through this.

It is important that colleagues in the Economic Development team, with the assistance from Finance, maintain an understanding and record of claims so that an accurate forecast can be completed.

It is unlikely that every grant awarded in 2018/19 will be drawn down in the same financial year as the conditions of the grant allow the recipient up to 12 months to draw down the grant following the approved offer.

(Jamie Kelly, Accountant)

What are the legal implications?

The grant would be made subject to the Council's standard terms for Business Improvement Grants that provide for the grant to be paid after the works have been completed to the satisfaction of the Council's surveyor and have a claw back provisions for non-compliance with the grant terms which together with the relatively low amount of the grant make this a low risk transaction. (Elizabeth Cunningham-Doyle)

What are the procurement implications?

N/A

What are the Human Resources Equality and Diversity Impact Assessment implications?

N/A

What are the property implications?

Improvement of privately owned businesses will contribute towards the achievement of a vibrant Shaw District Centre. (Bryn Cooke)

Risks:

There are no risks. Each applicant is checked for Business Rates registration and that they are up to date. The applicant is registered for Business Rates at the premises and is to date with payments. The grant is only payable on satisfactory completion of the works.

Co-operative agenda

Business Improvement Grants are available to any independent business or property owner within the eligible areas. The grants can be the catalyst for local business to carry out improvement which they would not otherwise be able to afford or consider doing. Working with independent businesses is particularly important to our cop-operative agenda and our District Centres as they help to create a strong sense of local identity and customer loyalty and trust. District Centres are often the location for family businesses that have been trading for long periods of time – many of them for a number of decades. Improvements to the exterior of key buildings including fascia's and shop fronts can both uplift an area and the visitor's perception of the District Centre and assist in attracting new independents.

- Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? Yes
- Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? Yes
- Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

There are no background papers for this report

Report Author Sign-off:	
Signed:	Liz Kershaw, Principal Regeneration Officer
Date:	29th January 2019

In consultation with Helen Lockwood, Deputy Chief Executive, People & Place.

Signed :

Hockwood.

Date:

30 January 19